CITY OF SUNNYVALE WIRELESS TELECOMMUNICATIONS FACILITY

PROJECT SUMMARY

Applicant

MetroPCS Inc. is a privately held telecommunications service provider formed in 1994. MetroPCS holds 14 personal communications services (PCS) licenses in the United States. MetroPCS has implementated an innovative and affordable pricing structure to capitalize on wireless customers' demand sensitivity to price. The company believes that a substantial market opportunity exists to essentially eliminate the pricing gap between existing heavy usage cellular airtime and wire line telephone rates. Relative to current wireless service packages, metroPCS offers more affordable wireless service packages that are available to more citizens of the Bay Area.

MetroPCS is certain that by offering predictable and affordable prices they can attract customers who do not currently use wireless services and customers who are already high-volume users. The company also feels that due to relatively high per minute airtime charges and unpredictable monthly bills, there is a price-sensitive mass consumer market that refrains from subscribing to or extensively using cellular services.

MetroPCS offers high quality network coverage by concentrating its network build-out in the "high-usage" areas of its markets. MetroPCS limits the construction of its networks outside of these high-usage areas because it believes the incremental cost of building out such network coverage is substantial and is inconsistent with the company's objective to be the low cost provider of wireless communications services. MetroPCS is truly a local wireless service provider.

In line with this strategy, metroPCS is looking to minimize the amount of new antenna support structures in its markets and is pursuing co-locating on existing structures as the first and best alternative. MetroPCS understands that the quickest way to market is to work with local planning agencies that allows it to be both financially successful and a responsible corporate citizen. The goal of metroPCS is to offer affordable mobile telephony to consumers in the areas where they are most likely to use them.

Personal Communication Services

Personal Communication Services or "PCS" represents a new generation of wireless technology. By utilizing digital transmission, PCS is able to dramatically improve the quality of service for wireless consumers. Conventional analog-cellular systems do not have the advantage of speaking in the digital language of computers. This digital transmission allows PCS to outperform traditional cellular in a number of ways, including:

- Improved voice quality and consistency
- Increased security and privacy

- Feature-rich digital service choices such as voice mail, paging, and caller ID
- Digital data transmission

PCS Site Selection

Once the decision has been made to expand PCS coverage to a community, metroPCS engineers prepare a preliminary network design based on many factors, including the characteristics of the community, available radio frequencies, and wireless equipment capabilities. A map of the selected "search area" and other requirements for the site are provided to property consultants who visit the community to identify and rank potential sites. This search area represents the area in which a facility must be located to allow it to function as an integral unit in the metroPCS system.

Whenever feasible, metroPCS strives to acquire sites that blend with local character and are unobtrusive to the community. Existing structures such as water tanks, building rooftops, and competitor-owned towers are often the first choice for sites. When construction of a new structure is required, sites are chosen by their proximity to compatible land uses. Wireless communication facilities must be considered as part of a network, not as individual locations. Communication facilities can be likened to links in a chain, one link adds to the next, making the network design larger. Once these links, or communication facilities, are constructed, it is difficult to adjust the network design or move individual sites.

Property Description

Please refer to "Legal Description & Property Maps"

The proposed facility will be located on an existing PG&E tower on city owned property, Braly Park, located at 704 Daffodil Court in the City of Sunnyvale. The assessor's parcel number is 211-07-001 and the parcel is in a designated PF (Public Facility) Zoning District. Situated on the property are two (2) PG&E transmission towers and both are being utilized by other wireless telecommunication carriers.

Nature of Request/Zoning Analysis

Please refer to the "Site Development Plans and Elevations" and "Photosimulations"

MetroPCS is requesting a Major Use Permit and any other permits necessary to allow for the construction and operation of an unmanned telecommunications facility. The entire lease area will be approximately 150 square feet. The proposed project consists of three (3) panel antennas mounted to an existing PG&E tower. The top height of the antennas will be 105'-6" above grade, while the top height of the tower is 112'-6" above grade. The antennas will be painted a non-reflective gray to match the color of the tower. The three (3) associated equipment cabinets will be mounted on a new concrete pad adjacent to the tower and hidden from view by a wooden enclosure that will emulate an existing compound that exists nearby and used by the park personnel. MetroPCS will not remove any of the existing vegetation on the property. All setbacks will be complied with and no streets, rights-of-way, or easements encroached upon.

Pursuant to Chapter 19.54, "Wireless Telecommunication Facilities," Table 19.54.080, "Telecommunication Facilities Permits," a Major Use Permit is required in a PF Zoning District if the carrier is proposing to co-locate on an existing electrical transmission tower with two other carriers.

Therefore, metroPCS is requesting a Major Use Permit that is necessary for the installation and operation of an unmanned wireless telecommunications facility at the above described subject property.

Communication Facility Components and Operations

Each metroPCS communication facility consists of a tower or other support structure, panel antennas, base station equipment and a generator or emergency power source, when needed. No nuisances will be generated by the proposed PCS facility, nor will the facility injure the public health, safety, morals or general welfare. PCS technology does not interfere with any other forms of communication whether public or private. To the contrary, PCS technology will provide vital communications in emergency situations and will commonly be used by local residents of Sunnyvale and emergency personnel to protect the general public's health, safety and welfare.

Statement of Operations

Once the construction of the PCS facility is complete and the telephone switching equipment is fine-tuned, visitation to the site by service personnel for routine maintenance will occur an average of once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security.

As the PCS facility will be unstaffed, there will be no impact to existing traffic patterns. No water or sewer services will be required. Ingress and egress will be provided along with parking for service personnel who arrive infrequently to service the site.

Compliance with Federal Regulations

MetroPCS will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, the company will comply with all FAA rules on site location and operation.

Please refer to the attached Radio Station Authorization form issued by the FCC.